



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

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March 1, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**APPROVE AND CERTIFY ADDENDUM NO. 3 (AS AMENDED) TO THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
BUNKER HILL URBAN RENEWAL PROJECT,
PARCEL K, Q, AND W-2
(WALT DISNEY CONCERT HALL)
(First District - 3-Vote Matter)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider and approve Addendum No. 3 (As Amended) to the Final Environmental Impact Report (EIR) (Attachment A) in accordance with the California Environmental Quality Act for the Bunker Hill Urban Renewal Project, Parcel K, Q, and W-2 (Walt Disney Concert Hall Project) and find that implementation of the minor revision to the project described in Addendum No. 3 (As Amended) will not result in new or substantially more adverse significant impacts on the environment than those discussed in the EIR and the Addendum (As Amended) reflects the County's independent judgment and analysis.
2. Instruct the Chief Administrative Office to work with the Music Center and California Institute of the Arts (Cal Arts) to implement the permanent solution as identified in the attached Addendum No. 3 (As Amended) to the Final EIR.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will document and implement minor revisions to the surface treatment on selected façade areas of the Walt Disney Concert Hall Founder's Room and the Cal Arts Theater Marquee.

Background

In 1991, your Board approved the Final Environmental Impact Report (EIR) and related documents for the Parcels K, Q, and W-2 of the Bunker Hill Urban Renewal Project and the Walt Disney Concert Hall Project (Project). The Project was further refined and analyzed in Addenda No. 1 and 2 adopted by your Board in 1996 and 1999 respectively. The Final EIR anticipated the use of a brushed stainless steel material on the entire façade of the Project. Based on glare analyses performed as part of the Final EIR and Addendum No. 2 to the Final EIR, it was concluded that the use of brushed stainless steel would not result in significant impacts related to a new substantial source of daytime glare. During Project development, the Founder's Room façade and the CalArts Theater Marquee were constructed using polished rather than brushed stainless steel.

In June 2003, during completion of the Walt Disney Concert Hall, it became apparent that the reflection of sunlight off the Concert Hall Founder's Room and Cal Arts Marquee caused uncomfortable glare levels and temperature increases. This glare resulted from reflection off the polished stainless steel.

In July 2003, the County retained the services of Sapphos Environmental, Inc., and their sub-consultant, Schiler and Associates to work in cooperation with Frank O. Gehry and Associates, project architects, to identify solutions that reduced glare from selected surfaces of the Founder's Room and the Cal Arts Theater Marquee to a level consistent with the glare analysis contained in the Final EIR and Addendum No. 2 to the Final EIR prepared by the County in 1999. In addition, the study analyzed the glare associated with the four intersections proximate to the Concert Hall to determine the presence of reflections that could affect vehicular and pedestrian traffic. An initial assessment resulted in an interim solution of a grey mesh fabric being placed over selected areas of the Founder's Room that generate glare and radiant heat in excess of the allowable levels specified in the EIR.

Recommended Permanent Solution

In order to identify options for a permanent solution, the sub-consultant developed a multi-dimensional simulation model of the levels and characteristics of the glare off the Concert Hall exterior surfaces throughout the year. The model analyzed the data in the context of three levels of glare that are generally recognized and defined as:

- veiling reflections which refers to glare that is objectionable primarily because it obscures desired information;
- discomfort glare which refers to glare that is found objectionable by the viewer but does not cause any physical damage; and
- disability glare which ranges from causing temporary incapacity to permanent eye damage

The model and analysis concluded that the Concert Hall exterior was producing a discomfort glare sufficient to require revisions to selected areas of the finished surface to reduce the glare to the levels analyzed in the EIR.

Proposed Environmental Addendum

Addendum No. 3 (As Amended) to the Final EIR describes and analyzes a permanent solution consisting of handheld sanding techniques applied to selected panels much like the primary finish of the main concert hall. It is anticipated that the sanding will be implemented over a four to six week period and be completed by June 2005. The work will be done under separate contracts by the Music Center and Cal Arts.

Implementation of Strategic Plan Goal

Your Board's approval of Addendum No. 3 (As Amended) to the Final EIR will strengthen the County's fiscal responsibility through managing effectively the resources we have and investing in public infrastructure.

FISCAL IMPACT/FINANCING

The proposed permanent solution related to the glare and radiant heat resulting from the polished exterior stainless steel panels of the Founder's Room is estimated to cost \$90,000. The Founder's Room permanent solution will be implemented and funded by the Music Center.

The Cal Arts Theater Marquee solution will be implemented and funded by the California Institute of the Arts.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Addendum No. 3 (As Amended) to the Final EIR authorizes specified modifications to selected facades of the Founder's Room and the CalArts Theater Marquee. Addendum No. 3 (As Amended) to the Final EIR materials which constitute the record of proceedings upon which the County will rely in the decision making process are on file at the County of Los Angeles Chief Administrative Office, 500 West Temple Street, Los Angeles, CA 90012.

Honorable Board of Supervisors
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CONTRACTING PROCESS

Not Applicable.

IMPACT ON CURRENT SERVICES

Not Applicable.


NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORT

Addendum No. 3 (As Amended) to the Final EIR concludes that the modifications to the selected surfaces necessary to reduce the level of glare to that anticipated by the Final EIR and Addendum No. 2 to the Final EIR are minor, and that none of the conditions described in Section 15162 of the State of California Environmental Quality Act Guidelines are applicable, and that implementation of the modifications would not result in new or substantially more adverse significant impacts to the environment than those discussed in the Final EIR.

CONCLUSION

It is requested that the Executive Officer-Clerk of the Board return conformed copies of the Board's action to County Counsel (1 copy) and the Chief Administrative Office Capital Projects Division (4 copies) for distribution.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:JSE
DJT:DKM:mdc

Attachment (1)

c: County Counsel
Music Center
California Institute of the Arts